



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

8/17/2017

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

1 WEST ASHLEY GREENWAY

SITE PLAN

Project Classification: SITE PLAN

Address: PARKDALE DRIVE TO STINSON DRIVE

Location: WEST ASHLEY

TMS#: 3100000015, 3500500169, 3500900142,
4211100067

Acres:

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB, C

Misc notes: Construction plans for the West Ashley Greeway improvements.

☐ new BP approval tracking

City Project ID #: TRC-SP2017-000026

City Project ID Name: TRC-SP2017-000026

Submittal Review #: PRE-APP

Board Approval Required: DRC

Owner: CITY OF CHARLESTON

Applicant: JON GUERRY TAYLOR & ASSOCIATES, INC.

843-884-6415

Contact: CRAIG PAWLYK

cpawlyk@jgtinc.com

RESULTS: Revise and resubmit to TRC.

2 GADSDENBORO PARK (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION

Address: LAURENS & CONCORD STREETS

Location: PENINSULA

TMS#: 4580102063

Acres: 1.211

Lots (for subdiv): 2

Units (multi-fam./Concept Plans):

Zoning: MU-2

Misc notes: Preliminary subdivision plat to create a right-of-way and one lot.

☐ new BP approval tracking

City Project ID #: TRC-SUB2017-000031

City Project ID Name: TRC-SUB2017-000031

Submittal Review #: 1ST REVIEW

Board Approval Required:

Owner: GADSDEN DEVELOPMENT COMPANY II, LLC

Applicant: FORSBERG ENGINEERING & SURVEYING, INC.

843-571-2622

Contact: LEWIS MOORE

lmooore@forsberg-engineering.com

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

3 1411 FOLLY ROAD

SITE PLAN

Project Classification: SITE PLAN

Address: 1411 FOLLY ROAD

Location: JAMES ISLAND

TMS#: 3340000075

Acres: 7.47

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

Misc notes: Redevelopment site plan for a 76,948 square foot retail shopping center and associated improvements.

☒ new BP approval tracking

City Project ID #: 151005-FollyRd-1

City Project ID Name: TRC_SP:1411FollyRdShoppingCenter

Submittal Review #: 1ST REVIEW

Board Approval Required: BZA-SD, DRB

Owner: 1411 FOLLY ROAD, LLC

Applicant: HUSSEY GAY BELL

843-849-7500

Contact: RICHARD BAILEY

rbailey@husseygaybell.com

RESULTS: Revise and resubmit to TRC; Construction Activity Application, CSWPPP, SDSM Checklist, SCDHEC NOI, SDSM Submittal Checklist, Stormwater Technical Report & Traffic Impact Study required.

#4 CHARLOTTE STREET MULTI-FAMILY**SITE PLAN**

Project Classification: SITE PLAN

Address: 21 CHARLOTTE STREET

Location: PENINSULA

TMS#: 4591303033

Acres: 0.338

Lots (for subdiv):

Units (multi-fam./Concept Plans): 6

Zoning: DR-1F

☐ new BP approval tracking

City Project ID #: 161130-21CharlotteSt-1

City Project ID Name: TRC_SP:CharlotteStreetMultifamily

Submittal Review #: 2ND REVIEW

Board Approval Required: BAR

Owner: MICHELLE SEAY

Applicant: CLINE ENGINEERING, INC.

Contact: MATT CLINE

843-991-7239

matt@clineeng.com

Misc notes: Construction plans to construct 3 structures on a lot for a total of 6 units.**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#5 CAINHOY SOUTH, PHASE 1B (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD & SEVEN STICKS DRI

Location: CAINHOY

TMS#: 2620000008

Acres: 39.70

Lots (for subdiv): 52

Units (multi-fam./Concept Plans): 52

Zoning: PUD (CAINHOY PLANTATION)

☐ new BP approval tracking

City Project ID #: TRC-Sub2017-000032

City Project ID Name: TRC-SUB2017-000032

Submittal Review #: 1ST REVIEW

Board Approval Required: PC

Owner: CAINHOY LAND & TIMBER, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: EMILY SOTHERLUND

sotherlund.e@thomasandhutton.com

843-725-5269

Misc notes: Road construction plans for a 52 lot phase of a subdivision.**RESULTS:** Revise and resubmit to TRC; SCDHEC NOI , SDSM Submittal Checklist required.

#6 CAINHOY SOUTH, PHASE 1A (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD & SEVEN STICKS DRI

Location: CAINHOY

TMS#: 2620000008

Acres: 66.70

Lots (for subdiv): 70

Units (multi-fam./Concept Plans): 70

Zoning: PUD (CAINHOY PLANTATION)

☐ new BP approval tracking

City Project ID #: 170425-Clements FerryRd-1

City Project ID Name: TRC_PP:Cainhoysouth[Plat]

Submittal Review #: 2ND REVIEW

Board Approval Required: PC

Owner: CAINHOY LAND & TIMBER, LLC

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: EMILY SOTHERLUND

sotherlund.e@thomasandhutton.com

843-725-5269

Misc notes: Preliminary subdivision plat for a 70 lot phase of a subdivision.**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic, Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.